

MANSFIELD TOWNSHIP COMMITTEE MEETING

February 13, 2008

This is a regular meeting of the Mansfield Township Committee. The notice requirements of the law have been satisfied for this meeting by notice to the Star-Gazette and the Express Times of the time, date and location thereof. Notice was also posted on the announcement board located in the Municipal Building.

Roll Call: Mrs. Oakley, Mr. Watters, Mr. Baldwin, Mr. Jewell, Mayor Nerbak

Salute to the flag was done by all.

Mr. Baldwin stated that he asked Mr. Layton to come in and speak to the Township Committee about third round COAH and the new regulations.

Mr. Baldwin asked if Mr. Layton felt that a letter from our attorney stating that we had submitted our plan on time with the rules that were struck down would that help the township.

Mr. Layton stated that even with the letter we would possibly still have to comply with the new rules.

COAH DISCUSSION:

Mr. Joseph Layton, Planner for the Township of Mansfield spoke to the Township Committee about the new requirements for COAH's third round and how the plan that we had presented to COAH on October 6, 2006 may need to be amended to include the new requirements.

Mr. Layton stated that the new proposed third round rules include new affordable unit ratios for both residential and employment growth one affordable unit among five residential units and one affordable unit for every sixteen jobs generated is now the calculation used to determine the growth share for municipalities. The previous ratios were one affordable unit for every eight residential market units and one affordable unit for every twenty five jobs created.

Mr. Layton stated that if the group homes and the ministry camp count toward our affordable housing then we would be in good shape.

COAH has also reevaluated the rehabilitation share and prior round obligation (1987-1999) and updated those numbers for each municipality. There are a number of ways in which the compliance options have changed. In Mansfield's case this did not make a large difference.

Mr. Layton stated that under the third round rules based on the construction data Mansfield's Obligations through 2007 would be 22.2 which could be wither new building but may also include rehabilitation of existing buildings.

Mr. Layton pointed out to the Township Committee that key factors to meet the new Third Round Rules for Mansfield are at least 15 rental units, of this number at least 50% or 8 units must be

family rentals available to the general public the balance of the 15 units can be bedrooms in group homes.

Mr. Baldwin asked Mr. Layton about the age restricted housing development that has been approved and these rules were not in affect, and he is concerned that with the number of houses that are being built will drastically increase Mansfield's requirements.

Mr. Layton suggested that we speak to the developers and try to get them to comply with the new rules.

Mr. Layton went over the different options that could be done to comply with the rules as they are approved at this time.

Mr. Layton also explained that the township could possibly be ok at this time with what we have, but the township will have to apply to COAH and see what they accept.

APPROVAL OF THE MINUTES:

Mr. Jewell made a motion to approve the minutes of the regular meeting held on January 23, 2008, which was seconded by Mr. Watters.

Ayes: Mrs. Oakley, Mr. Watters, Mr. Baldwin, Mr. Jewell, Mayor Nerbak

Nays: None

Abstain: None

PAYMENT OF BILLS:

Mrs. Oakley made a motion to approve the bill list with addendum, which was seconded by Mr. Jewell.

Ayes: Mrs. Oakley, Mr. Watters, Mr. Baldwin, Mr. Jewell, Mayor Nerbak

Nays: None

Abstain: None

CONSENT AGENDA:

NJ STATE FIREMENS ASSOCIATION MEMBERSHIP APPLICATION- Shirley Kocher

Mrs. Oakley made a motion to approve the Consent Agenda which was seconded by Mr. Watters.

Ayes: Mrs. Oakley, Mr. Watters, Mr. Baldwin, Mr. Jewell, Mayor Nerbak

Nays: None

Abstain: None

CFO REPORT:

Mr. Coppola stated that the Online registration for Recreation is up and running and that himself Joan Cichy and Greg Barry will be meeting with the registration people to go over the program.

ENGINEERS REPORT:

Mr. Mace asked that anyone let him know if there are any other Group Homes in Mansfield that they know of for the Census.

PUBLIC PORTION:

Mayor Nerbak opened the floor for public comment; seeing that there were no comments from the public the public portion was closed.

RESOLUTION:

**2008-28
RESOLUTION
LIEN REDEMPTION**

***WHEREAS**, the Tax Collector of the Township of Mansfield has advised the Committee that the following properties have been redeemed and the money due thereon paid to the Township of Mansfield Tax Collector;*

***NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Mansfield this 13th day of February 2008 that refunds are made to the certificate holder as noted:*

<i>CERTIFICATE HOLDER</i>	<i>BLOCK/LOT</i>	<i>CERT #</i>	<i>AMOUNT</i>
<i>Crusader Lien Services 179 Washington Lane Jenkintown, PA. 19046</i>	<i>802/19.04</i>	<i>200702</i>	<i>\$14,624.24</i>

Mr. Watters made a motion to approve Resolution 2008-28, which was seconded by Mr. Jewell.

Ayes: Mrs. Oakley, Mr. Watters, Mr. Baldwin, Mr. Jewell, Mayor Nerbak

Nays: None

Abstain: None

RESOLUTION NO. 2008-29

AN ORDINANCE TO PROVIDE FOR AND DETERMINE THE SALARIES AND COMPENSATION FOR THE OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF MANSFIELD AND THE METHOD OF PAYMENT OF SUCH SALARIES AND

COMPENSATION.

BE IT ORDAINED, by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey as follows:

SECTION 1. The salaries per annum of rates of compensation of the following officers and employees of the Township of Mansfield are determined to be as follows:

Tax Collector	\$22,354
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Mr. Jewell made a motion to approve 2008-29, which was seconded by Mr. Watters.

Ayes: Mrs. Oakley, Mr. Watters, Mr. Baldwin, Mr. Jewell, Mayor Nerbak

Nays: None

Abstain: None

2008-30

**A Resolution Authorizing the Cancellation of Added Assessment Taxes
For Real Property Known As Block 101.01 Lot 4 Due To An Added Assessment Being
Incorrectly Placed on Said Property**

WHEREAS, Joseph and Mary Corrado are the owners of a one family house within the Township of Mansfield, Warren County, New Jersey, known as Block 101.01 lot 4 on the Tax Map of said Township.

WHEREAS, An added assessment for 6 months of 2007, for the construction of a Cell tower was placed on said property. When the Cell tower was in fact never built

NOW THEREFORE BE IT RESOLVED, that the Mayor and the Township Committee of the Township of Mansfield:

1. Authorize the Tax Collector of the Township of Mansfield to cancel the taxes for Block 101.01 Lot 4 generated the incorrect added assessment placed on said property, in the sum \$1,320.50.

Mr. Watters made a motion to approve the passage of Resolution 2008-30, which was seconded by Mr. Jewell.

Ayes: Mrs. Oakley, Mr. Watters, Mr. Baldwin, Mr. Jewell, Mayor Nerbak
Nays: None
Abstain: None

Mrs. Oakley left the meeting at 8:52pm.

COMMITTEE PERSON COMMENTS:

Mayor Nerbak stated that we have received correspondence about the proposed towing ordinance from one of our towing companies suggesting that the fees be raised. We will wait for more input before introducing the Ordinance.

Mr. Jewell asked if we could get copies of other towns Towing Ordinances for comparison.

Ms. Hrebenak stated that she would get those for the Township Committee.

Mayor Nerbak stated that she was going to try to attend the Boy Scouts Blue and Gold Dinner.

Mr. Jewell stated that he had attended the Fire Departments Line Officers meeting and that there are still several more concerns of the Fireman having to do with the OSHA regulations and the Firehouses obligations for FIT testing that is costly and needs to be done with all of the FIT packs in all of the different fire departments which they would like to see if the Township can assist in this process. The Firehouses will also be attending the Fire Academy on April 26 for the FIT 5 ARA demonstration and Mr. Jewell is planning on attending.

Mr. Baldwin stated that there was a letter of resignation received from the Animal Control Officers on Friday and that we are right now working with temporary animal control and that we will hopefully be able to appoint a new Animal Control Officer by the next meeting.

Mayor Nerbak stated that some of the Township Committee members attended Tri County Firehouses Chief's Dinner and that the Township Committee was presented with a plaque to thank the Township for their support. Mayor Nerbak thanked Tri County for their recognition of the help that the township has given them and also thanked all of the volunteers for all of their help and support throughout all of there years of service to the township.

Mayor Nerbak stated that there was correspondence received from the Musconetcong Rivershed and that they are requesting that the Township appoint someone to represent the Township. Mayor Nerbak stated that someone from the Environmental Commission would be a good representative.

Mr. Jewell stated that he would speak to the Environmental Commission at the meeting the next night.

Mayor Nerbak also stated that the Pohatcong Watershed would be having a meeting about stormwater and the Pohatcong at Warren County College and it would be good if someone could go as a representative of the Township.

Mr. Jewell asked why the correspondence is no longer numbered.

The other members of the committee stated that this had not been done for awhile.

Ms. Hrebenak stated that she would do this for the next packet with a list for tracking purposes.

Mr. Jewell made a motion to send a letter of support for Bill A-1880, which was seconded by Mr. Watters.

Ayes: Mrs. Oakley, Mr. Watters, Mr. Baldwin, Mr. Jewell Mayor Nerbak

Nays: Mayor Nerbak

Abstain: None

Mr. Jewell made a motion to send a letter of opposition for Bill A-816, which was seconded by Mr. Watters.

Ayes: Mrs. Oakley, Mr. Watters, Mr. Baldwin, Mr. Jewell, Mayor Nerbak

Nays: None

Abstain: None

EXECUTIVE SESSION: Contract Negotiations

Mr. Watters made a motion to go out of Regular Session and into Executive Session, which was seconded by Mr. Jewell.

Ayes: Mr. Watters, Mr. Baldwin, Mr. Jewell, Mayor Nerbak

Nays: None

Abstain: None

Return from Executive Session at 9:25.

All Township Committee members present.

Mr. Watters made a motion to resume the regular meeting which was seconded by Mr. Jewell.

Ayes: Mrs. Oakley, Mr. Watters, Mr. Baldwin, Mr. Jewell, Mayor Nerbak

Nays: None

Abstain: None

Mr. Baldwin made a motion to adjourn at 9:35pm which was seconded by Mr. Jewell and carried by all.